

**AGENDA**  
**Wednesday, November 20, 2019**  
**METROPOLITAN COUNCIL ZONING MEETING**  
**3:30 PM Presentations and Special Recognitions**  
**4:00 PM Metropolitan Council Meeting**  
**Governmental Building**  
**Room 348**

**ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS**

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

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**CALL TO ORDER**

**ROLL CALL**

**AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:**

1. 18-01524 **SPUD-2-18 Valencia Park**

A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to UDC requirements, as the submittal fails to meet the minimum motor vehicle parking requirements of §17.4.1 of the UOC

**COMMISSION ACTION:** Motion to defer from April 15 for 180 days to October 21 by the Planning Commission, carried 9-0

***Withdrawn by the applicant on October 3, 2019***

[Application](#)

2. 19-01138 **PA-12-19 363 Edison Street**  
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the east side of Edison Street, north of Government Street, and south of North Boulevard, on Lot 13 of the Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Recommend approval, based upon a review of the area in a greater level of detail, compatibility with surrounding uses, and dimensional constraints of subject lot  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to ISPUD-9-19*  
[Application](#) [Staff Report](#)
3. 19-01139 **ISPUD-9-19 Terrell Cottages (363 Edison Street)**  
 Proposed two unit medium density single family residential development, located east of Edison Street, north of Government Street, and south of North Boulevard, on Lot 13 of the Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
*Related to PA-12-19*  
[Application](#) [Staff Report](#) [Plans](#)
4. 19-01143 **Case 55-19 3976, 3990 Tyrone Drive**  
 To rezone from Limited Residential (A3.1) to Neighborhood Commercial (NC) on the property located on the south side of Tyrone Drive, to the west of Valley Street, on Lots 3 and 4, Block 10 of Valley Park Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff cannot certify the proposed request meets the criteria for a change of zoning. While it conforms to UDC requirements it is inconsistent with the Comprehensive Plan, and represents the intrusion of commercial uses into residential area  
**COMMISSION ACTION:** Motion to deny carried, 8-1  
[Application](#) [Staff Report](#)
5. 19-01144 **Case 60-19 20152 Highland Road**  
 To rezone from Rural to Light Industrial (M1) on the property located on the south side of Highland Road, to the east of Airline Highway, on Lot C-1 of the H. P. Armstrong Property. Section 37, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
6. 19-01145 **Case 61-19 1585 Stonegate Court**  
 To rezone from Town House (A2.5) to Single Family Residential (A1) on the property located on the east side of Stonegate Court, to the north of Old Hammond Highway, on a portion of Lot G of the H. B. Harelson Tract (now part of Stonegate Subdivision) measuring 284 ft. x 172 ft. x 332 ft. Sections 62 and 87, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)

7. 19-01146 **Case 62-19 5068 Airline Highway**  
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1) on the property located on the south side of Airline Highway, to the east of North Foster Drive, on a portion of Lot F-1-A of the Lelia Opdenweyer Tract. Section 39, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
8. 19-01147 **Case 63-19 11294 Florida Boulevard**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1) on the property located on the south side of Florida Boulevard, to the west of Sherwood Forest Boulevard, on a portion of Lot A-1 of the Holt T. Harrison Property. Section 12, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
9. 19-01148 **Case 64-19 10777 Greenwell Springs Road**  
 To rezone from General Residential (A4) to Heavy Commercial (HC1) on the property located on the north side of Greenwell Springs Road, to the west of W. Green Ridge Drive, on Lot 7-B of the H. E. Hopper Property. Section 66, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
10. 19-01149 **Case 65-19 5350 Perkins Road**  
 To rezone from Traditional Neighborhood Development (TND) to Single Family Residential (A1) on the property located on the south side of Perkins Road, to the east of Congress Boulevard, on a portion of Lot RZ-3-D of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
11. 19-01150 **Case 66-19 7560 Corporate Boulevard**  
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bar and Lounge)(C-AB-2) on the property located on the south side of Corporate Boulevard, to the west of Jefferson Highway, on a portion of Lot A-2-B, Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)

12. 19-01151 **Case 67-19 3636 S. Sherwood Forest Boulevard, 11550 New Castle Boulevard**  
 To rezone from Rural to Heavy Commercial (HC2) on the properties located on the west side of S. Sherwood Forest Boulevard, to the south of Southfork Avenue, on Lots 1-W-3-E-1-A and 1-W-3-E-1-B of the property of T. P. Singletary. Section 51, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#)
13. 19-01152 **Case 68-19 Drusilla Jefferson Overlay**  
 Expansion of overlay district boundary on property located to the west of Drusilla Lane, to the north Interstate I-12 and Jefferson Highway, to include Lots B-2-A and B-2-B of Singletary Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to deny carried unanimously, 8-0  
[Staff Report](#)
14. 19-01153 **ISPUD-8-19 Elysian III Apartments**  
 Proposed multifamily residential development on property located South of Spanish Town Road, west of Canal Street, and east of North 11th Street, on lots 52-A, 53-A, and four undesignated lots of the Nicaragua Subdivision. Section 71, T7S, R1W, GLD, EBRP, L (Council District 10 - Wicker)  
**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements  
**COMMISSION ACTION:** Motion to approve carried, 9-0  
[Application](#) [Staff Report](#) [Plans](#)

**ADJOURN**